

**Agreement for sale**

This Agreement for Sale executed on this (Date) day of June, 2018,

DREAM GATEWAY HOTELS LIMITED. (Previously known as DREAM GATEWAY HOTELS PRIVATE LIMITED (PAN. AADCD0692H) a company incorporated within the meaning and under the provisions of the Companies Act, 1956, having registered office at 44/2A, Hazra Road, Kolkata-700019, represented by its \_\_\_\_\_, working for gain at 44/2A, Hazra Road, Kolkata-hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns)

Mr. \_\_\_\_\_, (Aadhaar no \_\_\_\_\_) son of \_\_\_\_\_  
aged about \_\_\_\_\_ for self and \_\_\_\_\_

as the Karta of the Hindu Joint Mitakshara Family known as HUF, having its place  
of business residence at \_\_\_\_\_

(PAN \_\_\_\_\_), hereinafter referred to as the "Allottee" (which expression shall unless  
repugnant to the context or meaning thereof be deemed to mean the members or  
member for the time being of the said HUF, and their respective heirs, executors,  
administrators and permitted assigns).

The Promoter and Allottee shall hereinafter collectively be referred to as the Parties" and  
individually as a "Party"

#### DEFINATION:

For (The purpose of this Agreement for Sale, unless the context otherwise requires,-

- a) "Act" means the West Bengal Housing Industry Regulation Act, 2017 (West Ben.  
Act XU of 20 17);
- b) "Rules" means the West Bengal Housing Industry Regulation Rules, 2018 made  
under the West Bengal Housing Industry Regulation Act, 2017;
- c) "Regulations" means the Regulations made under the West Bengal Housing Industry  
Regulation Act, 2017;
- d) "section" means a section of the Act.

#### WEREAS:

A] DUBSON DEALCOM PRIVATE LIMITED (PAN. AABCD1971B), and other 26 nos  
of Companies including individual, the companies incorporated under the provisions of the  
Companies Act, 1956, all having its registered office at 44/2A, Hazra Road, Kolkata-700019,  
represented by its \_\_\_\_\_ are the absolute lawful owner of all that piece  
and parcel of land measuring \_\_\_\_\_ are the absolute lawful owner of all that piece and parcel of land  
measuring 138.6 (One Hundred Thirty Eight Point Six) DCML more or less comprised in  
R.S/L.R Dag Nos. 246 (Part), 247, 249 (Part),

250(Part),251 (Part) and 334 (Part) and recorded in R.S/L.R Khatian Nos. 906,907,908,909,91.0,911.,912,913,914,915,916,917,918,919,920,921.,922,923,924, 928' 929, 930, 931, 932 and 933 under P.S. & Sub Registry Office - Bishnupur, under the ambit of Amgachhia Gram Panchayet, District South 24 Parganas, details of which are more particularly described in "SCHEDULE-A" mentioned herein below. The Owner and the promoter have entered into a development agreement dated 17.09.2015, registered before the District Sub-Registrar-IV, Alipore South 24 Parganas, recorded in Book No-I, volume no. 9, Pages from 6904to 6937, being no. 4792 for the year 2015.

B] The Said Land is earmarked for the purpose of building a residential project comprising multistoried apartment buildings and car parking and the said project shall be known as "DREAM ONE PHASE 3& 4".

C] The Promoter is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Promoter regarding the Said Land on which Project is to be constructed have been completed.

D] The Promoter has got a building plan sanctioned by the Competent Authority, for construction of the said complex, details of which are more particularly described in "SCHEDULE-A" mentioned herein below.

E] The Promoter has obtained the final layout plan, sanctioned plan, specifications and approvals for the Project and also for the apartment, plot or building, as the case may be from [ Please insert the name of the concerned competent authority]. The Promoter agrees and undertakes that it shall not make any changes to these approved plans except in strict compliance with section 14 of the Act and other laws as applicable.

**DEED OF CONVEYANCE**

This Deed of Conveyance executed on this \_\_\_\_\_ (Date) day of December, 2018,

DREAM GATEWAY HOTELS LIMITED. (Previously known as DREAM GATEWAY HOTELS PRIVATE LIMITED (PAN. AADCD0692H) a company incorporated within the meaning and under the provisions of the Companies Act, 1956, having registered office at 44/2A, Hazra Road, Kolkata-700019, represented by its \_\_\_\_\_, working for gain at 44/2A, Hazra Road, Kolkata-hereinafter referred to as the "Owner" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns)

Ref: \_\_\_\_\_

Date: \_\_\_\_\_

To,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ALLOTMENT LETTER**

Dear Sir,

This has reference to your Application dated \_\_\_\_\_ for booking of an Apartment in "DREAM ONE", Rajarhat, Kolkata.

We are pleased to allot you Flat No. \_\_\_\_\_ on the \_\_\_\_\_ Floor in Block \_\_\_\_\_, Phase I at Dream One along with \_\_\_\_\_ car parking.

We take this opportunity to congratulate you for being a part of "DREAM ONE".

Please find enclosed the "Schedule of Payments" for the captioned property. You are requested to kindly remit the payments as per the schedule. Also note that the payment has to be remitted in the favour of "DREAM GATEWAY HOTELS LTD".

Thanking you and assuring you the best of our services at all times.

**Property Details Information:**

**Project** : Dream One  
**Tower Name** : \_\_\_\_\_  
**Type** : \_\_\_\_\_  
**Floor** : \_\_\_\_\_

**Carpet Area** : \_\_\_\_\_ sq.ft  
**Basic Rate** : \_\_\_\_\_

**Purchase Price**

Cost of apartment (Including \_\_\_\_\_ car parking) Rs \_\_\_\_\_

Extra Charges (PLC + FLC + Extra Charges) Rs \_\_\_\_\_

Total Purchase Price (excluding taxes) Rs \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
-

GST and other taxes if any as applicable will be extra.

Thanking you and assuring you the best of our services at all times.

**Authorized Signatory**

**For Dream Gateway Hotels Ltd.**